

36, Tides Way, Marchwood, SO40 4LB

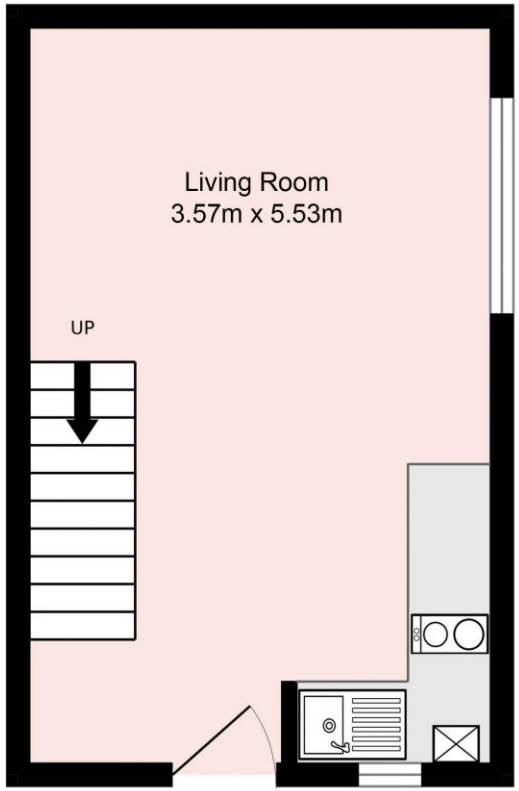
£210,000

brantons

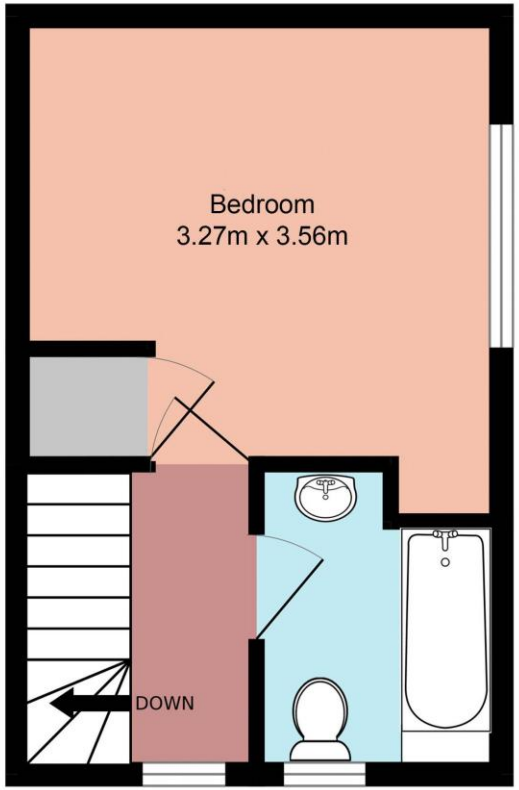




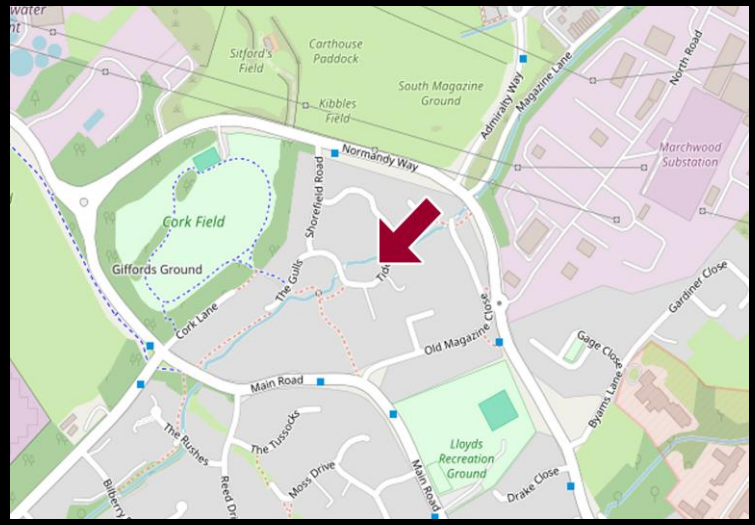




Ground Floor
19.7 sq.m. approx.



1st Floor
19.7 sq.m. approx.





Accommodation

Living Room 11' 9'' x 18' 2'' (3.57m x 5.53m)

Bedroom 10' 9'' x 11' 8'' (3.27m x 3.56m)

Bathroom 5' 7'' x 7' 2'' (1.70m x 2.18m)

Directions

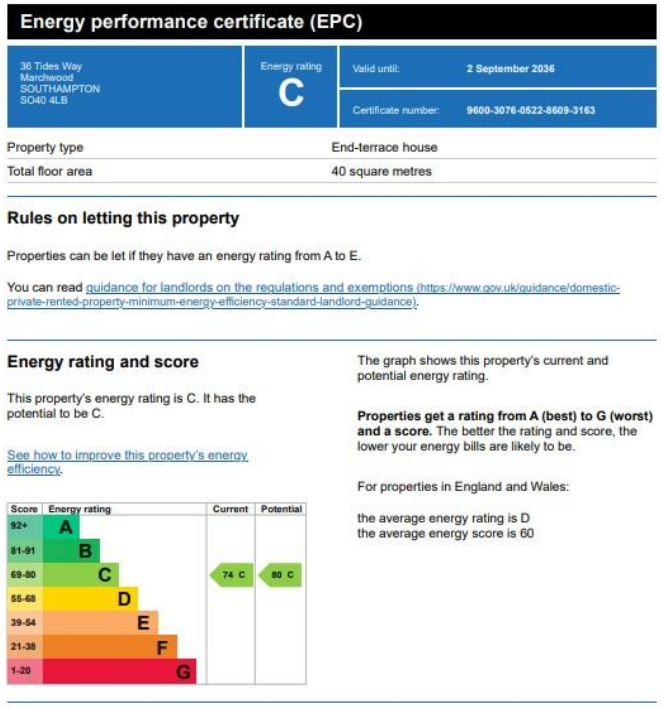
From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right onto Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the first right into Shorefield Road. Take the second left in Tides Way.

Property

Brantons Independent Estate Agents are delighted to offer for sale with no forward chain this delightful end of terrace house situated in the preferred residential area of Marchwood. The accommodation comprises of a lounge-diner, modern fitted kitchen, double bedroom with built in wardrobe, and a bathroom.

Additional features include a small garden, and two car parking spaces. In our opinion the property is presented in a high standard of decorative and as a result of this, an early viewing comes highly recommended as strong interest is anticipated.

Energy Performance



Energy performance certificate (EPC)

36 Tides Way
Marchwood
SOUTHAMPTON
SO40 4LB

Energy rating: C

Valid until: 2 September 2036

Certificate number: 9600-3076-0522-8609-3163

Property type	End-terrace house
Total floor area	40 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Features

- *NO FORWARD CHAIN*
- Delightful Corner Home
- Double Bedroom
- Open Plan Living Area
- Modern Fitted Kitchen
- Bathroom
- Driveway Parking for Two Cars Side by Side
- Garden With Lawn & Patio Seating Area
- High Standard of Decorative Order Throughout
- Highly Sought After Village Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments Infant: N/A
Junior: N/A
Senior: N/A

Distances

Motorway: 3.8 miles

Southampton Airport: 9.7 miles

Southampton City Centre: 8.2 miles

New Forest Park Boundary: 1.3 miles

Train Stations Ashurst: 4.8 miles
Totton: 2.6 miles

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.







